

**ISSUE:** Certificate of Appropriateness for alterations.

**APPLICANT:** Anne Craner

**LOCATION:** Old and Historic Alexandria District  
601 Princess Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Submit final window specifications with building permit to confirm that proposed wood windows will have a putty profile; and,
2. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**BOARD ACTION, June 1, 2022 :**

On a motion by Ms. Roberts and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR2022-00206 and BAR2022-00205, except for the proposed dormer on the south elevation, which was deferred. The motion carried with a vote of 7 – 0.

**REASON**

The Board felt that the dormer appeared disproportionate.

**SPEAKERS**

Erin May, project architect, represented the applicant and was available to answer questions.

**DISCUSSION**

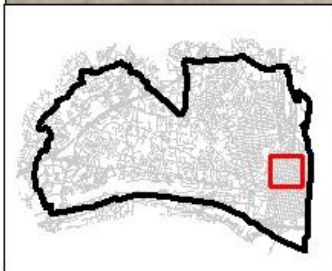
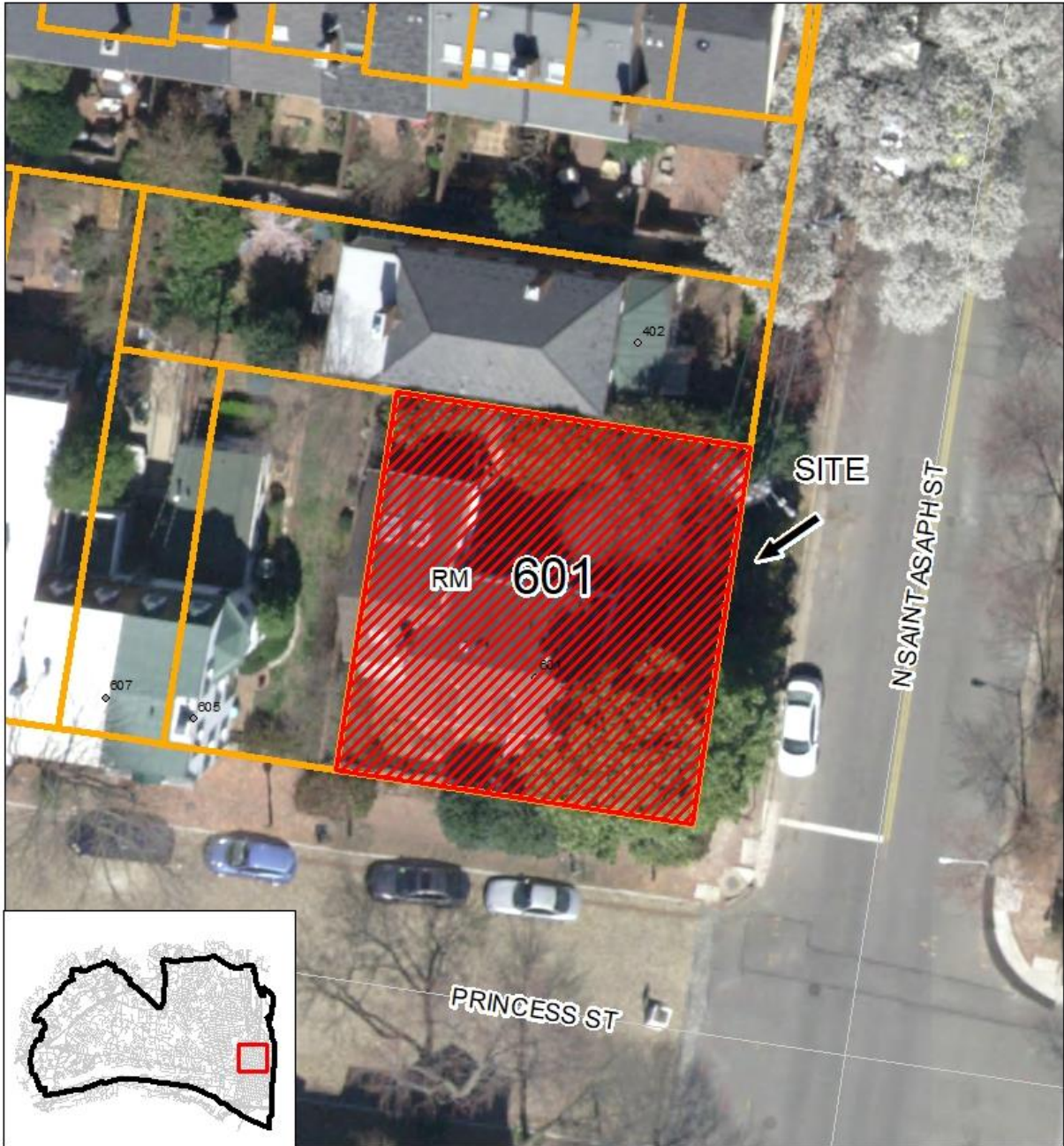
Ms. Roberts expressed concern regarding the size of the dormer on the south elevation, feeling it was out of scale.


Mr. Spencer agreed with Ms. Roberts, suggesting that the dormer match the existing dormers.

Ms. Irwin agreed, noting that the dormer should be the same size as the existing dormers or smaller.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR #2022-00205 & BAR #2022-00206**  
**601 Princess Street**

0 10 20 40 Feet

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**UPDATE**

The application is returning to the Board for review of updated plans for the proposed dormer on the façade. The updated plans address the Board’s concerns regarding the size of the dormer.

**I. APPLICANT’S PROPOSAL**

The applicant requests a Certificate of Appropriateness replace the existing skylight on the front (south) elevation with new gable dormer on the 1977 addition.

**II. HISTORY**

The six-bay, two- and-a-half story colonial revival-style single-family house consists of a masonry main block and two-story masonry addition. Based on Sanborn maps research the original structure was constructed by **1941**. The addition was constructed on the later Old and Historic Alexandria District property in 1977.

*Previous BAR Approvals*

11/12/1969 – Approved for the installation of white aluminum siding.

8/24/1977 – Approved to extend an existing wall.

6/1/2022 – Approved for partial demolition, an addition, and alterations

**III. ANALYSIS (*alterations*)**

Staff has no objection to the construction of a new gable dormer on the façade. Based on the updated plans the proposed dormer will match the existing front dormers in scale, material and architectural detailing. The revised dormer is 4” narrower than in the previous submission and is one pane wider than the existing dormers on the main block of the house. The trim detailing has been simplified by removing the window casing and the new finish material will be painted wood siding to match the existing dormer. Additionally, the height and pane size of the existing dormers will be matched. The proposed dormer now relates better to the context of the property and neighborhood, staff recommends approval as submitted.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

C-1 Proposed addition complies with zoning.

- F-1 Basement FAR exclusion exceeds the gross basement area by 2 square feet. Does not affect zoning compliance, correct prior to building permit submission.

**Code Administration**

- C-1 Building permit is required.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 This property is just outside the limits of the original lots surveyed in 1749, but there is evidence the block had been delineated by 1863. Several maps from the mid 1800's depict

buildings located in or around the property, including the 1877 Hopkins map depicting two buildings within the modern lot boundaries. One building on the corner of the block is unlabeled, and a second building straddling the modern property line is labeled ‘Thos. Maguire.’ The 1939 WPA Tax map has the property coded as containing a single-family dwelling, and aerial imagery from 1937 suggests the central portion of the current structure had been built. This property has ties to the earliest period of Alexandria’s history as a town, as well as the development of Old Town in the mid nineteenth and early twentieth centuries.

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements (in R-1, R-2) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

**V. ATTACHMENTS**

*1 – Staff report for BAR2022-00205 & BAR2022-00206*

*2 – Supplemental Materials*

*3 – Application for BAR2022-00205 & BAR2022-00206: 601 Princess Street*

ADDRESS OF PROJECT: 601 Princess Street

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 064 02-09-06 ZONING: RM

**APPLICATION FOR:** *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner  Business *(Please provide business name & contact person)*

Name: Anne Craner

Address: 601 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: craneranne@aol.com

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: Erin May Phone: 703-836-6666

E-mail: erin@erinmayarch.com

**Legal Property Owner:**

Name: Anne Craner

Address: 601 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: craneranne@aol.com

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

At existing 1940s structure:

- New 2-story wood-frame addition at rear of existing house
- Replace all existing asphalt shingles with new black architectural asphalt shingles
- Repair and/or replace all existing operable wood shutters
- Replace aluminum siding at second floor side and rear with new composite lap siding

At existing 1990s structure,

- Replace skylight at front/street-side of structure with a new gable dormer
- Replace skylight at rear side of structure with new gable wall dormer
- Replace existing sliding glass doors at first floor rear with new french doors in existing masonry openings

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.



**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin L. May

Printed Name: Erin L May, AIA

Date: 4/18/2022

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Anne Craner	601 Princess St. Alexandria, VA 22314	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_(address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

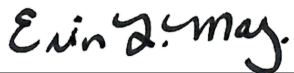
	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Anne Craner	601 Princess St. Alexandria, VA 22314	100%
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

	<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1.			
2.			
3.			

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/18/2022                      Erin L May, AIA                        
 Date                                      Printed Name                                      Signature



# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations

B

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### A. Property Information

A1.  Street Address  Zone

A2.  Total Lot Area x  Floor Area Ratio Allowed by Zone =  Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
<b>B1. <u>Total Gross</u></b> <input type="text"/>	<b>B2. <u>Total Exclusions</u></b> <input type="text"/>	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
<b>C1. <u>Total Gross</u></b> <input type="text"/>	<b>C2. <u>Total Exclusions</u></b> <input type="text"/>	

#### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Erin J. May

Date: \_\_\_\_\_

# Craner Residence

601 Princess Street      Alexandria, Virginia

## BOARD OF ARCHITECTURAL REVIEW

Hearing Date: June 15, 2022



### ARCHITECT'S NOTES

The original proposal presented at the June 1 hearing included the removal of the skylight and construction of a new gable dormer on the existing 1977 addition.

The proposed gable dormer was 4'-0" wide with window and trim details taken from new work proposed for the back side of the house. The board determined this dormer was too large in the context of the entire street view.

Architect and staff worked through several options including the board's suggestions of a shed dormer or a balcony and French doors. Architect and staff determined a gable dormer most appropriately follows the design guidelines for the style and scale of the structure.

The new proposal presented in this package reflects a gable dormer that matches the existing front dormers in scale, materials, and details. The overall width is narrower, 3'-8". This width was determined by copying an existing dormer window and widening it by one pane. The trim detailing is simplified with a rake board only, no corner boards or window casing. And the finish material is painted wood lap siding to match existing.

DRAWING INDEX	
CS	Cover Sheet, Drawing Index
1	Scheme A - Original Proposed Gable Dormer
2	Scheme B - Proposed Gable Dormer
3	Model/Street Perspective
4	Photos

new gable dormer:  
 - composite trim  
 - wood SDL window



# SCHEME A

ORIGINAL B.A.R. SUBMITTAL



new gable dormer:  
 - rake trim and siding -  
 match existing dormers  
 - wood SDL window -  
 match height, pane size  
 and details



## SCHEME B

DUPLICATE/WIDEN EXISTING  
 GABLE DORMER

Original Proposed Gable Dormer:  
 - composite trim  
 - wood SDL window



**SCHEME A**  
 ORIGINAL B.A.R. SUBMITTAL

Proposed Gable Dormer:  
 - rake trim and siding -  
 match existing dormers  
 - wood SDL window -  
 match height, pane size and details



**SCHEME B**  
 DUPLICATE/WIDEN EXISTING  
 GABLE DORMER





1977 addition front elevation



1940 original gable dormer



Princess Street front elevation